



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

JULY 17, 2003

PRESENT: Fruit, Kennett, Pyle

ABSENT: Martin

LATE: Fruit

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chair Kennett called the meeting to order at 7:32 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

MINUTES:

JUNE 12, 2003 **MOVED TO AUGUST 7 MEETING.**

JUNE 19, 2003 **BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE THE JUNE 19, 2003 MINUTES AS WRITTEN. THE MOTION PASSED BY A VOTE OF 3-0, AS FOLLOWS:**

AYES: **FRUIT, KENNETT, PYLE**

NOES: **NONE**

ABSTAIN: **NONE**

ABSENT: **MARTIN**

CONSENT CALENDAR:

1. **EXTENSION OF TIME (SR-02-01), EOT-03-10: CHURCH-SOUTH COUNTY HOUSING:** A request for an extension of time on site, architectural and landscape plan approval for the construction of the Jasmine Square project, a 4-acre Planned Unit Development consisting of mixed residential, office, community center, and a day care facility. The subject site is located on the east side of Monterey Road, between San Pedro and Cosmo Avenues (APNs 817-02-003, 004, 005, 022, 023 & 038).

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION 03-020 AS PRESENTED BY STAFF. THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

THE BOARD ALSO REVIEWED AND APPROVED THE AMENDED COLOR BOARD PRESENTED BY SOUTH COUNTY HOUSING.

2. **SITE REVIEW, SR-03-11: MONTEREY-IRISH CONSTRUCTION:** A request to approve site, architectural, and landscape plans for a proposed 3,124 sq. ft. office building on a 2.68-acre lot located on the southeast corner of Monterey Rd. and Burnett Ave. The proposed building is located in the Service Commercial (CS) and the PUD R2 zoning districts.

BOARD MEMBERS MOTIONED TO APPROVE RESOLUTION NO. 03-021 WITH THE FOLLOWING MODIFICATIONS:

1. Delete other condition X-11.
2. Add condition requiring the old service doors on the north side of the existing building to be replaced with windows.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

3. **SITE REVIEW, SR-03-14: VINEYARD-SPIRIT ROAD OILS:** A request to approve site and landscape plans on a 52,272 sq. ft. site with an existing 6,000 sq. ft. building in the General Industrial (MG) Zoning district. The site is located at the southeast corner of Mast Ave. and Vineyard Blvd.

BOARD MEMBERS PYLE/FRUIT MOTIONED TO CONTINUE THE APPLICATION TO THE AUGUST 7 MEETING.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: MARTIN

ANNOUNCEMENTS:

ADJOURNMENT: Chair Kennett adjourned the meeting at 8:10 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator